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2008 AUG 18 AM 9:52

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW EVERYONE BY THESE PRESENTS, THAT, I, Alan J. Fraser, a single person of Winnicunnet Road, Town of Hampton, County of Rockingham, State of New Hampshire pursuant to a Decree of Divorce granted by the Portsmouth Family Court, do hereby grant to Ramona L. Fraser, a single person of 33 Exeter Road, Town of Hampton, County of Rockingham, State of New Hampshire with **QUITCLAIM COVENANTS:**

A certain tract of land with the building thereon situate on the Northerly side of Exeter Road, so-called, in Hampton, County of Rockingham and State of New Hampshire containing one acre more or less and bounded and described as follows:

Beginning at a point at the Southeasterly corner of the tract herein conveyed at a found iron pin at Exeter Road; thence turning and running along said Exeter Road, N 28° 18' 45" W a distance of 73.88 feet to a point; thence turning and running N 42° 29' 30" E along land now or formerly of L. Brennan a distance of 625.06 feet to a point; thence turning and running S 44° 44' 30" E a distance of 71.19 feet to a point; thence turning and running along land now or formerly of land of M. Cogger, S 42° 36' 30" W a distance of 645.92 feet to the point of beginning.

This description has been taken from Plan of Land for Charles Kierstead, July 1970, Parker Survey Assoc., Inc., Seabrook, N.H. (now of Exeter, N.H.).

Being the same premises conveyed to Alan J. and Ramona L. Fraser, as joint tenants with rights of survivorship, by deed of Ruth K. Osgood, Administratrix w.w.a. of the Estate of Augusta M. Kierstead recorded in the Rockingham Country Registry of Deeds on November 8, 1985 and recorded in Book 2572, Page 1170.

The Grantor waives all rights of homestead.

This is a non-contractual transfer.

Chas & Augusta Kierstead
7/23/38 943-448
2AC±

608-338
445-094 less 564-177

PLAN OF LAND OF CHARLES KIERSTEAD

HAMPTON, N.H.

SCALE 1" = 50' JULY 1970

PARKER SURVEY ASSOC. INC.

SEABROOK, N.H.

Circle Case Plat 9

N/F BRENNAN

N/F M. COGGER R.C.R. 970-2

FND. I.P.

FND. C.B. (NEW)

FND. 3.9a

FND. S.B.

FND. I.P.

FND. BOLT

FND. I.P.

FND. I.P.

FND. I.P.

FND. I.P.

HAMPTON

S 42-36-30 W 645.92

N 28-13-45 W 229.11

S 44-44-30 E 71.19

29,265 SQ. FT.

0.67 AC.

103.85

S 84.91

625.06

42-29-30 E

1.0 ACRES

R.C.R. 921-255

REGISTERED LAND SURVEYOR RICHARD K. PARKER, JR. NO. 2 THE STATE OF NEW HAMPSHIRE

PLAN O

CHARLES K

HAMPTON

SCALE 1" = 50'

PARKER SUR

SEABROOK,

N/F

CLAYCE CASE
PO7986

FND I. BOLT
3.19

FND I.P.
0.29

FND I. PIN
0.15

FND I.P.
0.88

FND I.P.

42-29-30

29.12 50.54 24.64 103.85 84.91

625.06

1.0 ACRES

645.82

S 42-36-30 W

N/F M. COGGER
R.C.R. 970-2

EXETER ROAD

FND C.R. (NEW)

N 28-18-45 W 88.88

FND I.P.

629

29

LAND

IERSTEAD

N, N.H.

JULY 1970

EY ASSOC INC.

N.H.

L BRENNAN

THE STATE OF NEW HAMPSHIRE
RICHARD K. PARKER, JR. No. 8
REGISTERED LAND SURVEYOR

F.N.D. S.B.

S 44-44-30 E
71.19
F.N.D. S.B.

R.C.R. 921-255

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BK2368 P0914

14026

Rockingham County
Registry of Deeds

STATUTORY FORM OF

Fiduciary Deed

WILLIAM H. N. BECKETT, of Exeter, and ARTHUR W. HAMILTON, of Hampton
Trustees under the Will of Myrtie M. Cogger late of
of Hampton, both in Rockingham County, State of
New Hampshire ~~for himself as Administrator of the Estate Trustee~~
~~under Will/Guardian/Conservator/Power of Attorney/Estate Commissioner of~~
of _____, _____ County, State of _____
_____, by the power conferred by _____
_____
_____ and every other power
for SEVENTY-FIVE THOUSAND ($75,000.00) Dollars
paid, grant to GEORGIA C. WOODWORTH
_____
_____
of RFD, East Kingston, Rockingham County, State of _____
New Hampshire, the following described premises:

A certain tract or parcel of land, with the buildings thereon, situated at 27-29 Exeter Road (and located on the Northerly side thereof) in Hampton, County of Rockingham and State of New Hampshire, and bounded and described as follows, to wit:

Southerly by the aforesaid highway leading from Hampton to Exeter;
Westerly by land formerly owned by heirs of Elihue Scott;
Northerly by land of the Boston and Maine Railroad; and
Easterly by land now or formerly of Thomas Cogger and by land of the heirs of Thomas N. Chase.

Being the same premises conveyed to Thomas Cogger by Frank A. Pressey and Eliza Pressey by deed dated March 14, 1916 and recorded in the Rockingham County Registry of Deeds Book 707, Page 195. For further reference see Estates of Myrtie M. Cogger, Rockingham County Probate Docket #41519 and Estate of Thomas Cogger, Rockingham County Probate Docket #30043.

This conveyance is subject to 1980 taxes which the grantee assumes and agrees to pay.

Frank & Eliza Pressey
667-309
2AC
Frank Mason
L&B NO AC 1908 631-117
John Torrey
639-115
L&B 5/1/1908 Ports Savings foreclosure
Melvin Dunbar

NO DIM

Plan 0970

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b2572 P1170

FIDUCIARY DEED

I, RUTH K. OSGOOD

of Hampton Rockingham County, State of New Hampshire

as Administratrix w.w.a. of the Estate of ~~executor under the will/administrator with~~

~~the will annexed/guardian/conservator/receiver of the estate~~ AUGUSTA M. KIERSTEAD, late of Hampton by the

power conferred by Revised Statutes Annotated, Chapter 559, Section 18, as amended

and every other power for ONE HUNDRED NINETEEN ($119,000.00)----------

dollars paid grant to ALAN J. and RAMONA L. FRASER, as joint tenants with

rights of survivorship

of 4 Water Street Street, Town (City) of Hudson

Hillsborough County State of New Hampshire the following

described premises:

(Insert description of land or interest therein being conveyed: incumbrances, reservations, exceptions)

A certain tract of land with the building thereon situate on the Northerly side of Exeter Road, so-called, in Hampton, County of Rockingham and State of New Hampshire containing one acre more or less and bounded and described as follows:

Beginning at a point at the Southeasterly corner of the tract herein conveyed at a found iron pin at Exeter Road; thence turning along said Exeter Road, N 28° 18' 45" W a distance of 73.88 feet to a point; thence turning and running N 42° 29' 30" E along land now or formerly of L. Brennan a distance of 625.06 feet to a point; thence turning and running S 44° 44' 30" E a distance of 71.19 feet to a point; thence turning and running along land now or formerly of land of M. Coquer, S 42° 36' 30" W a distance of 645.92 feet to the point of beginning.

This description has been taken from Plan of Land for Charles Kierstead, July 1970, Parker Survey Assoc., Inc., Seabrook, N. H. (now of Exeter, N. H.).

Being the same premises conveyed to Charles F. Kierstead and Augusta Kierstead, as joint tenants with rights of survivorship, by deed of Edward H. Gibbons, Donald Prouty, and Frances Barbara Meacham dated July 29, 1938 and recorded at the Rockingham County Registry of Deeds at Book 943, Page 448. The said Charles F. Kierstead died on October 3, 1982. See death certificate recorded herewith. See Estate of Augusta M. Kierstead, Rockingham County Probate #57697.

Witness my hand this 25th day of Sept to 85

Witness:

H. Argud Cozzens

Ruth K. Osgood
Administratrix w.w.a. of the
Estate of Augusta M. Kierstead

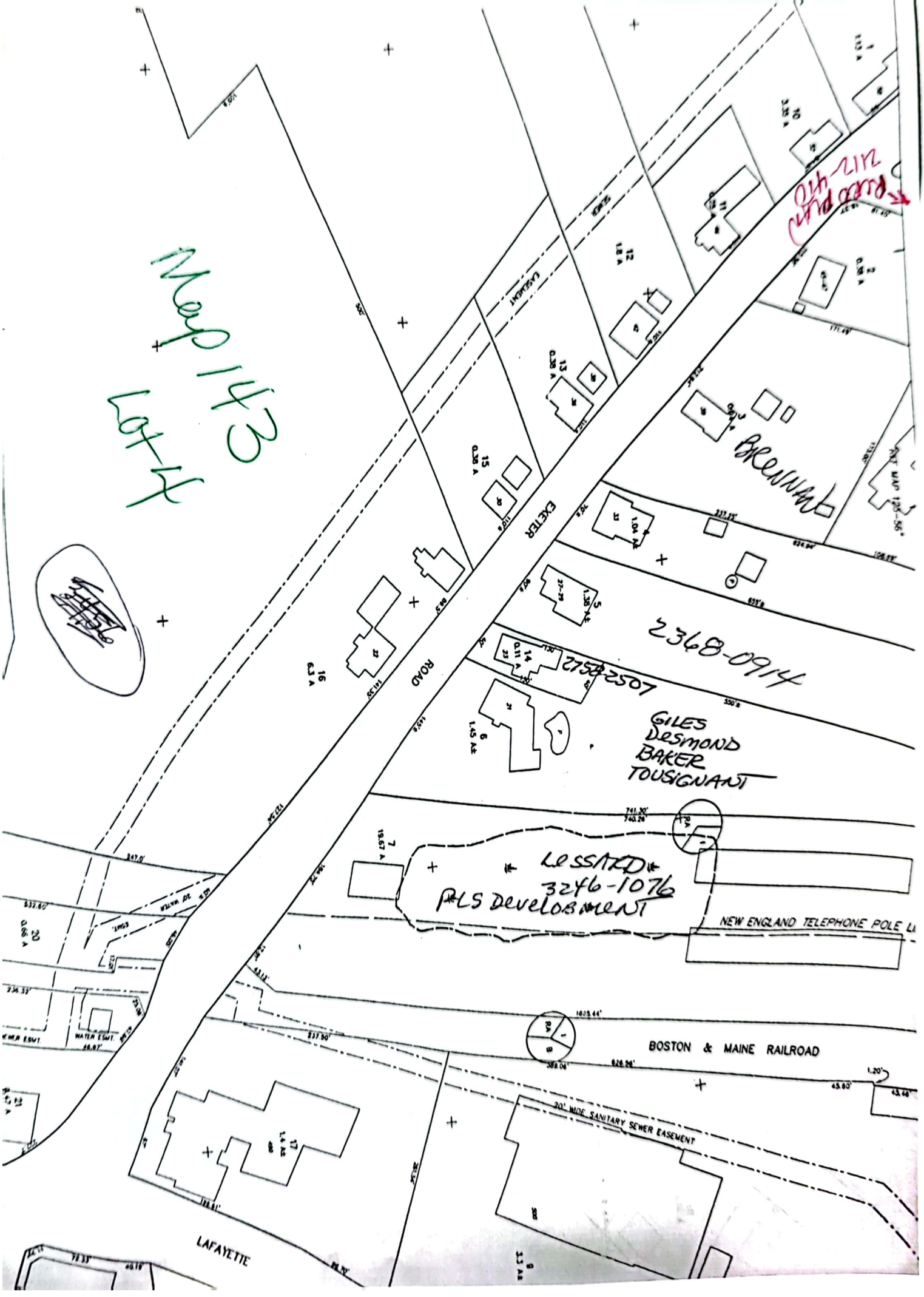
State of New Hampshire
County of Rockingham } The foregoing instrument was acknowledged before me this 25th day of Sept. A D to 85 by

Ruth K. Osgood as Administratrix w.w.a. of the Estate of Augusta M. Kierstead

STATE OF NEW HAMPSHIRE
TRANSFER
OF REAL PROPERTY
892.50

H. Argud Cozzens
Justice of the Peace
Notary Public

Nov 8 3 03 PM '85
Rockingham County
Registry of Deeds


Map 143
Lot 4
EXETER ROAD
2368-0914
2758-2507
GILES
DESMOND
BAKER
TOUSIGNANT
LESSARD
3246-1076
PLS DEVELOPMENT
NEW ENGLAND TELEPHONE POLE LI
BOSTON & MAINE RAILROAD
20' WIDE SANITARY SEWER EASEMENT
LAFAYETTE
BRENNAN
EASEMENT
WATER EAST.
SEWER EASE.

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foregoing certificate is genuine.

In testimony whereof, I hereunto set my hand and affix the seal of said Court at Lawrence, in said County, on this twenty-eighth day of June in the year of our Lord one thousand nine hundred and thirty eight.

Halbert W. Dow, Asst. Clerk (Court Seal)

Received and recorded July 26, 12:20 P. M., 1938.

John W. A. Green Register

Quitclaim deed

Gibbons, et al.

to

Kierstead, et al.

Del. to E. Perkins

KNOW ALL MEN BY THESE PRESENTS

That We, Edward H. Gibbons, of Boston, in the County of Suffolk, Donald Prouty, of Braintree, in the County of Norfolk, both in the Commonwealth of Massachusetts, and Frances Barbara Meacham, of Flushing, Long Island, County of Queens, in the State of New York, for and in consideration of the sum of One Dollar and other valuable considerations to us in hand before the delivery thereof, well and truly paid by Charles F. Kierstead and Augusta Kierstead, of Hampton, in the County of Rockingham and the State of New Hampshire, as joint tenants with the right of survivorship and not as tenants in common, have remised, released and forever QUITCLAIMED, and by these presents, do remise, release and forever quitclaim unto the said grantees, the survivor of them, his or her heirs and assigns forever, all our right, title and interest in and unto the following described property:

A certain tract of land with the buildings thereon situated on the northerly side of the Exeter Road, so called, in said Hampton, containing two acres, more or less, and bounded as follows:

Northerly by land of the Boston & Maine Railroad; Easterly by land formerly of Melzer W. Dunbar; Southerly by the said Exeter Road, so called; and Westerly by land formerly of the heirs of John D. Neal.

Being the same premises conveyed to Emma M. Browne by warranty deed of Frances A. Smith et als dated March 28, 1905 and recorded in Rockingham Records Book 608, Page 338. See also Probate Records, Estate of Emma M. Browne, 16539.

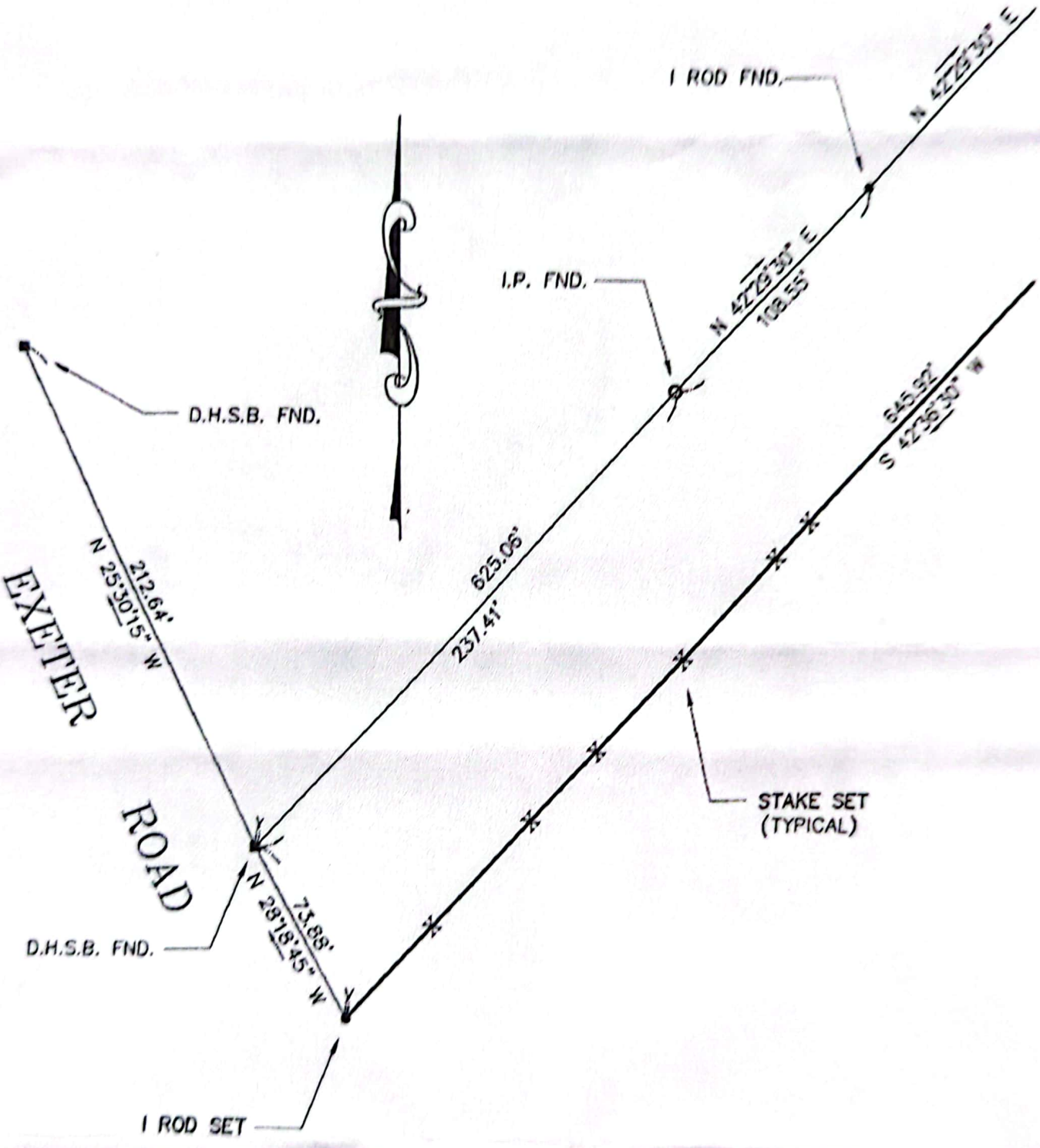
We are the husband and children, respectively, ~~of the~~ of the late Irene M. Lippitt Gibbons mentioned in the will of Emma M. Browne, late of Hampton, New Hampshire, and are all of the heirs of the said Irene M. Lippitt Gibbons.

This conveyance is subject to all unpaid taxes, liens and assessments, restrictions and encumbrances of record, if any there be in force and applicable.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said grantees, the survivor of them, his or her heirs and assigns forever: and we do hereby covenant with the said grantees that we will warrant and defend the said premises to them, the said grantees, the survivor of them, his or her heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us.

And I, James A. Meacham, husband of Frances Barbara Meacham, for the consideration aforesaid, do hereby release my right of curtesy in said premises.

And I, Gertrude Marie Prouty, wife of Donald Prouty, for the consideration aforesaid, do hereby release my right of dower in said premises.


1 ROD FND.
N 42°28'35" E
I.P. FND.
N 42°28'35" E
108.55'
D.H.S.B. FND.
645.92'
S 42°36'30" E
625.06'
237.41'
212.64'
N 25°30'15" W
EXETER
ROAD
N 28°18'45" W
73.69'
D.H.S.B. FND.
STAKE SET
(TYPICAL)
1 ROD SET

Mona
520
576-4138

$1,000 millenium

$20.95

$53

$105

$85 ISO

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No Image

MBLU :	143/ 3/ / / /
Location:	39 EXETER RD
Owner Name:	BRENNAN, LELAND R & KATHREN S
Account Number:	0143 0003 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	150,000	150,000
Xtra Bldg Features	4,600	4,600
Outbuildings	22,800	22,800
Land	202,300	202,300
Total:	**379,700**	**379,700**

Owner of Record

BRENNAN, LELAND R & KATHREN S
39 EXETER RD
HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRENNAN, LELAND R & KATHREN S	2763/2283	10/11/1988	0

Land Use

Land Use Code	Land Use Description
1010	SINGLE FAM MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.94 AC	RA	202,300	202,300

Construction Detail

Building # 1

STYLE Antique	**Stories:** 2 Stories	**Occupancy** 10
Exterior Wall 1 Vinyl Siding	**Roof Structure:** Gable/Hip	**Roof Cover** Asph/F Gls/Cmp
Interior Wall 1 Plastered	**Interior Flr 1** Hardwood	**Heat Fuel** Gas
Heat Type: Hot Water	**AC Type:** None	**Total Bedrooms:** 03
Total Bthrms: 1	**Total Half Baths:** 1	**Total Rooms:** 7

Building Valuation

Living Area: 1,924 square feet	**Year Built**: 1700	**Depreciation**: 25%
Building Value: 150,000		

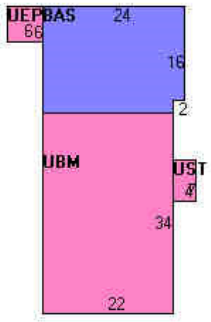
Extra Features

Code	Description	Units	Appraised Value
FPL3	2 STORY CHIM	1 UNITS	3800
FPO	EXTRA FPL OPEN	1 UNITS	800

Outbuildings

Code	Description	Units	Appraised Value
SHD1	SHED FRAME	96 S.F.	1100
SHD1	SHED FRAME	96 S.F.	1100
FGR1	GARAGE-AVE	792 S.F.	20600

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1176	1176
FUS	Upper Story, Finished	748	748
UAT	Attic, Unfinished	748	0
UBM	Basement, Unfinished	748	0
UEP	Porch, Enclosed, Unfinished	36	0
UST	Utility, Storage, Unfinished	28	0

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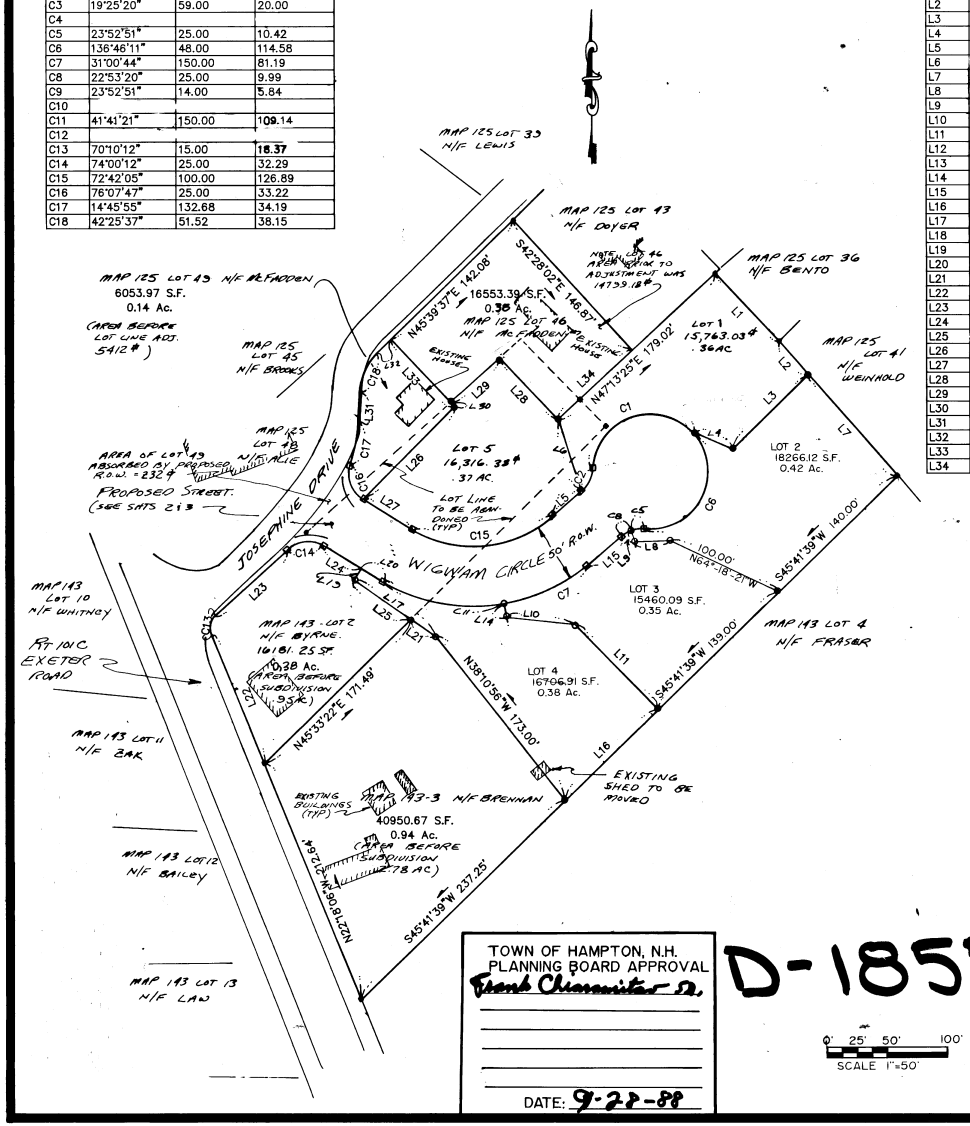
Sep 28 11 56 AM '88 47565

No.	Delta	Radius	Arc Length
C1	136°46'11"	48.00	114.58
C2	46°46'11"	25.00	20.41
C3	19°25'20"	59.00	20.00
C4			
C5	23°52'51"	25.00	10.42
C6	136°46'11"	48.00	114.58
C7	31°00'44"	150.00	81.19
C8	22°53'20"	25.00	9.99
C9	23°52'51"	14.00	5.84
C10			
C11	41°41'21"	150.00	109.14
C12			
C13	70°10'12"	15.00	18.37
C14	74°00'12"	25.00	32.29
C15	72°42'05"	100.00	126.89
C16	76°07'47"	25.00	33.22
C17	14°45'55"	132.68	34.19
C18	42°25'37"	51.52	38.15

No.	Bearing	Distance
L1	S43°27'25"E	77.37'
L2	S41°26'28"E	37.33'
L3	S45°41'39"W	88.00'
L4	N69°-39'-51"W	35.24'
L5	S49°10'13"W	33.82'
L6	S19°-03'-53"E	62.45'
L7	S41°26'28"E	112.00'
L8	S86°55'56"W	28.07'
L9	N17°56'27"W	11.00'
L10	N83°15'00"W	57.80'
L11	N44°35'55"W	99.00'
L12		
L13	S76°37'26"W	19.99'
L14	N09°49'03"W	11.00'
L15	N49°10'13"E	33.82'
L16	S45°41'39"W	108.69'
L17	N54°23'41"W	83.06'
L18		
L19	N31°52'18"E	11.00'
L20	S58°07'42"E	15.86'
L21	S54°23'41"E	25.95'
L22	N22°18'06"W	115.58'
L23	N47°52'06"E	81.40'
L24	S58°07'41"E	36.41'
L25	S55°25'52"E	57.11'
L26	S44°42'09"W	108.50'
L27	S58°07'41"E	45.35'
L28	N43°16'23"W	70.32'
L29	S47°52'06"W	55.00'
L30	S43°16'35"E	5.00'
L31	N03°14'07"E	26.23'
L32	N45°39'37"E	15.20'
L33	S43°16'35"E	72.06'
L34	S47°13'25"W	85.00'


MAP 125 LOT 33 N/F LEWIS
MAP 125 LOT 43 N/F DOYER
MAP 125 LOT 36 N/F BENTO
MAP 125 LOT 41 N/F WEINHOLD
MAP 125 LOT 43 N/F McFADDEN
6053.97 S.F.
0.14 Ac.
AREA BEFORE LOT LINE ADJ. 5412 ±
MAP 125 LOT 45 N/F BROOKS
MAP 125 LOT 48 N/F ALLIE
AREA OF LOT 43 ABSORBED BY PROPOSED R.O.W. = 232 ±
PROPOSED STREET (SEE SHTS 2 & 3)
JOSEPHINE DRIVE
WIGWAM CIRCLE 50' R.W.
LOT 1 15,763.03 ± .36Ac
LOT 2 18266.12 S.F. 0.42 Ac.
LOT 3 15460.09 S.F. 0.35 Ac.
LOT 4 16706.91 S.F. 0.38 Ac.
LOT 5 16,316.33 ± .37 Ac.
16553.39 S.F. 0.38 Ac.
LOT LINE TO BE ABAN-DONED (TYP)
EXISTING HOUSE
MAP 143 LOT 10 N/F WHITNEY
RT 101C EXETER ROAD
MAP 143 - LOT 2 N/F BYRNE 16181. 25 S.F. 0.38 Ac. (AREA BEFORE SUBDIVISION 9 S.F.)
MAP 143 LOT 11 N/F BAK
MAP 143 LOT 12 N/F BAILEY
MAP 143 LOT 13 N/F LAW
MAP 143 LOT 4 N/F FRASER
MAP 143-3 N/F BRENNAN
40950.67 S.F. 0.94 Ac. (AREA BEFORE SUBDIVISION 1.78 AC)
EXISTING BUILDINGS (TYP)
EXISTING SHED TO BE MOVED
N45°39'37"E 142.08'
S42°28'02"E 146.87'
N47°13'25"E 179.02'
S45°41'39"W 140.00'
S45°41'39"W 139.00'
N38°10'58"W 173.00'
N45°33'22"E 171.49'
N21°06'54"W 217.64'
S45°41'39"W 237.25'
N64°-18'-21"W 100.00'

TOWN OF HAMPTON, N.H.
PLANNING BOARD APPROVAL
Frank Chiarmitaro Jr.
DATE: 9-28-88

D-18550

0' 25' 50' 100'
SCALE 1"=50'

ROBERT J. COX No. 5418 LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE
JOHN C. SCOTT No. 283 LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE
GILES
6/10/88

LEGEND
- ● I.P. FND
- ○ I.P. TO BE SET.
- ■ STONE BOUND FOUND
- □ STONE BOUND TO BE SET.

TOWN OF HAMPTON
ZOINING BOARD OF ADJUSTMENT

PETITION 55-88 DATE: 6/23/888

THE PETITION FOR A SPECIAL EXECEPTION TO ALLOW A REDUCTION OF A 3 FAMILY DWELLING TO A 2 FAMILY DWELLING AND THEN CONVERT THE 2 FAMILY TO A CONDOMINIUM FORM OF OWNERSHIP ON A REDUCED LOT OF 15,000 S.F.. (VOTE: 5 IN FAVOR, 0 OPPOSED)

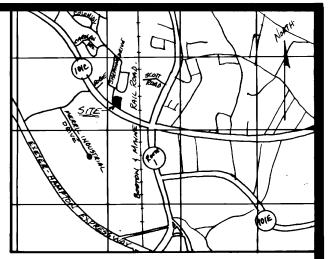
OWNERS OF RECORD

TAX MAP 143 LOT 2
THOMAS & DOROTHY BYRNE
1 THAYER ROAD
HAMPTON, N.H. 03842
BOOK: 2325 PAGE: 203

TAX MAP 143 LOT 3
BRENNAN, LELAND R. & KATHREN S.
39 EXETER ROAD
HAMPTON, N.H. 03842
BOOK: 1933 PAGE: 282

TAX MAP 125 LOT 49
TAX MAP 125 LOT 46
Mc FADDEN, PAUL R. & KATHLEEN K.
1 JOSEPHINE DRIVE
HAMPTON, N.H. 03842
BOOK: 2275 PAGE: 160
BOOK: 2275 PAGE: 160

REV	DATE	DWG	CK'D	DESCRIPTION
4	8/25/88	WAR	RJC	CHANGE LOT LINES
3	7/19/88	WAR	RJC	ADDED ZBA DECISION
2	7/5/88	KCL	DCH	CORRECTED OWNERS NAME
1	6/21/88	RJC	RJC	ADDED LOT LINES TO BE ABANDONED
0	6/21/88	RJC	DCH	ISSUED FOR APPROVAL



NOTES.

1) THE PROPOSED GAZEBO SHOWN ON THE ATTACHED CONSTRUCTION PLANS IS TO FOREVER BE THE RESPONSIBILITY OF THE DEVELOPER &/OR THE HOMEOWNERS ASSOC. OF LOTS 1-5. THE TOWN BEARS NO RESPONSIBILITY FOR THESE ITEMS.
2) REF SHTS 2 & 3 FOR EXISTING TOPOGRAPHY & UTILITIES
3) ZONING: RESIDENCE A "RA"
4) ZONING REQUIREMENTS:
   - A) MINIMUM LOT AREA: - 15,000 S.F.
   - B) MINIMUM FRONTAGE: - 125'
   - C) MINIMUM LOT WIDTH: - 125'
   - D) MAXIMUM STORIES: - 3/35'
5) MINIMUM SETBACKS:
   - A) FRONT - 10'
   - B) SIDE - 7'
   - C) REAR - 7'
6) MINIMUM SQUARE FOOTAGE PER DWELLING UNIT - 300 S.F.
7) RANDOM TRAVERSE ERROR OF CLOSURE IS 1 PART IN 43,661.
8) THIS PLAN WAS PREPARED FROM REFERENCE DEEDS, PLANS AND ACTUAL FIELD WORK THAT WAS PERFORMED BY C.D.E.C., INC. IN JUNE, 1988
9) REFERENCE PLANS:
   - A. "BROOK FIELD - HAMPTON, N.H. OWNED BY ATLANTIC HOMES REALTY, INC." SURVEYED BY C.H. MORSE & SON SCALE: 1"=40' JULY 22, 1955 REVISED: SEPT. 6, 1955

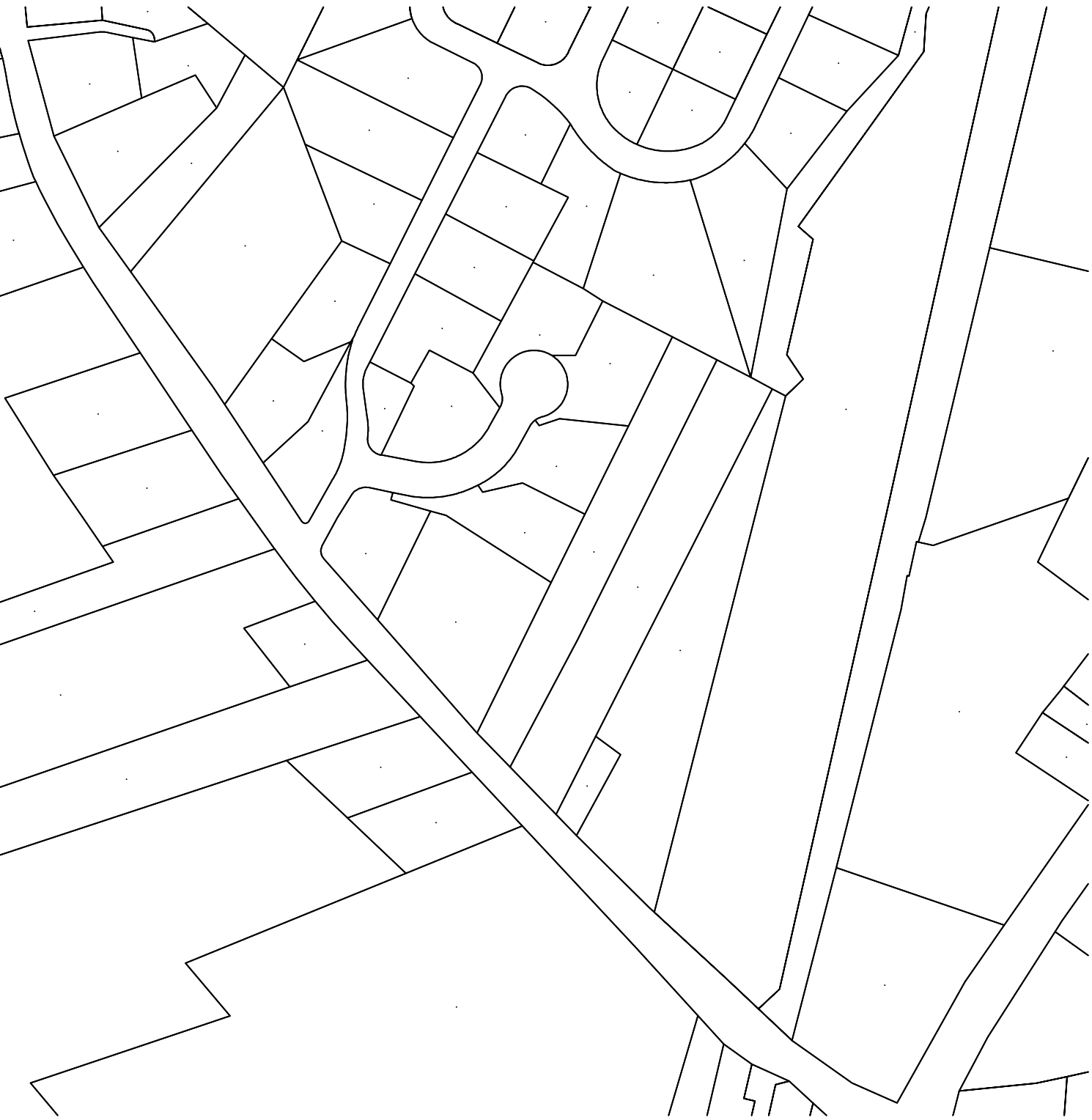
VILLAGE WAY

SUBDIVISION OF LAND IN HAMPTON, N.H.

PREPARED FOR: THOMAS & DOROTHY BYRNE
1 THAYER ROAD
HAMPTON, N.H. 03842

PREPARED BY: CDEC, INC.
PO BOX 1235
HAMPTON, NH 03842
(603) 926-8909

JOB# 394 SHT# 1 REV 5 [Rev.4



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MBLU :	143/ 5/ / / /
Location:	27-29 EXETER RD
Owner Name:	DUNFEY, GEORGIA C
Account Number:	0143 0005 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	190,400	190,400
Xtra Bldg Features	0	0
Outbuildings	0	0
Land	190,700	190,700
Total:	**381,100**	**381,100**

Owner of Record

DUNFEY, GEORGIA C
AKA: CREEDEN, GEORGIA
29 EXETER RD
HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
DUNFEY, GEORGIA C	2368/0914	7/30/1980	75,000

Land Use

Land Use Code	Land Use Description
1040	TWO FAMILY MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
1.38 AC	RA	190,700	190,700

Construction Detail

Building # 1

STYLE Family Conver.	**Stories:** 2 Stories	**Occupancy** 20
Exterior Wall 1 Vinyl Siding	**Roof Structure:** Gable/Hip	**Roof Cover** Asph/F Gls/Cmp
Interior Wall 1 Drywall/Sheet	**Interior Flr 1** Carpet	**Heat Fuel** Oil
Heat Type: Hot Water	**AC Type:** None	**Total Bedrooms:** 05
Total Bthrms: 2	**Total Half Baths:** 0	**Total Rooms:** 10

Building Valuation

Living Area: 3,010 square feet **Year Built**: 1940 **Depreciation**: 25%
Building Value: 190,400

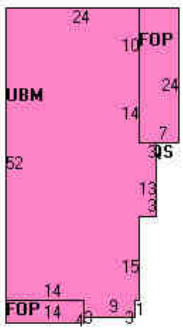
Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
No Outbuildings			

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1314	1314
EAF	Attic, Expansion, Finished	1008	353
FOP	Porch, Open, Finished	392	0
FUS	Upper Story, Finished	1314	1314
TQS	Three Quarter Story	39	29
UBM	Basement, Unfinished	1314	0

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No Image

MBLU :	143/ 2/ / / /
Location:	45-47 EXETER RD
Owner Name:	ELLISON-JACKSON, KATHLEEN E TRUST
Account Number:	0143 0002 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	187,100	187,100
Xtra Bldg Features	0	0
Outbuildings	1,100	1,100
Land	172,600	172,600
Total:	**360,800**	**360,800**

Owner of Record

ELLISON-JACKSON, KATHLEEN E TRUST
ELLISON-JACKSON, KATHLEEN E TTEE
45 EXETER RD
HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
ELLISON-JACKSON, KATHLEEN E TRUST	3515/2607	10/31/2000	40
JACKSON, KATHLEEN E	2781/0212	2/13/1989	210,000

Land Use

Land Use Code	Land Use Description
1050	THREE FAM MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.38 AC	RA	172,600	172,600

Construction Detail

Building # 1

STYLE Family Conver.	**Stories:** 2 1/2 Stories	**Occupancy** 30
Exterior Wall 1 Vinyl Siding	**Roof Structure:** Gable/Hip	**Roof Cover** Asph/F Gls/Cmp
Interior Wall 1 Drywall/Sheet	**Interior Flr 1** Carpet	**Heat Fuel** Gas
Heat Type: Forced Air-Duc	**AC Type:** None	**Total Bedrooms:** 05
Total Bthrms: 3	**Total Half Baths:** 0	**Total Rooms:** 10

Building Valuation

Living Area: 2,891 square feet **Year Built**: 1860 **Depreciation**: 30%
Building Value: 187,100

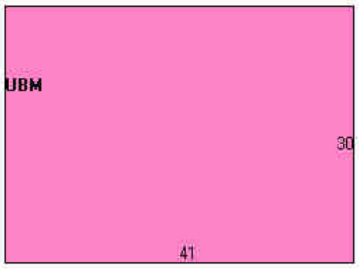
Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
SHD1	SHED FRAME	48 S.F.	400
SHD1	SHED FRAME	80 S.F.	700

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1230	1230
EAF	Attic, Expansion, Finished	1230	431
FUS	Upper Story, Finished	1230	1230
UBM	Basement, Unfinished	1230	0

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No Image

MBLU :	143/ 4/ / / /
Location:	33 EXETER RD
Owner Name:	FRASER, RAMONA L
Account Number:	0143 0004 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	159,800	159,800
Xtra Bldg Features	1,400	1,400
Outbuildings	3,800	3,800
Land	188,700	188,700
Total:	**353,700**	**353,700**

Owner of Record

FRASER, RAMONA L
33 EXETER RD
HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FRASER, RAMONA L	4943/2147	8/18/2008	0
FRASER, ALAN J & RAMONA L	2572/1170	11/8/1985	0

Land Use

Land Use Code	Land Use Description
1010	SINGLE FAM MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
1.04 AC	RA	188,700	188,700

Construction Detail

Building # 1

STYLE Antique	**Stories:** 2 Stories	**Occupancy** 10
Exterior Wall 1 Clapboard	**Roof Structure:** Gable/Hip	**Roof Cover** Metal/Tin
Interior Wall 1 Plastered	**Interior Flr 1** Pine/Soft Wood	**Heat Fuel** Gas
Heat Type: Forced Air-Duc	**AC Type:** None	**Total Bedrooms:** 04
Total Bthrms: 2	**Total Half Baths:** 0	**Total Rooms:** 9

Building Valuation

Living Area: 2,415 square feet **Year Built**: 1860 **Depreciation**: 20%
Building Value: 159,800

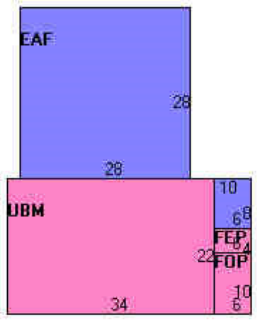
Extra Features

Code	Description	Units	Appraised Value
FLU2	FLUE&HEARTH	1 UNITS	1400

Outbuildings

Code	Description	Units	Appraised Value
SHD1	SHED FRAME	90 S.F.	1200
SHD1	SHED FRAME	234 S.F.	2600

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1580	1580
EAF	Attic, Expansion, Finished	784	274
FEP	Porch, Enclosed, Finished	24	0
FOP	Porch, Open, Finished	60	0
TQS	Three Quarter Story	748	561
UBM	Basement, Unfinished	748	0

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MBLU : 143/ 6/ / / /

Location: 21 EXETER RD

Owner Name: GILES, RALPH W II AND KARHLEEN L

Account Number: 0143 0006 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	286,400	286,400
Xtra Bldg Features	4,600	4,600
Outbuildings	13,400	13,400
Land	200,000	200,000
Total:	**504,400**	**504,400**

Owner of Record

GILES, RALPH W II AND KARHLEEN L
1400 LOWELL RD
CONCORD, MA 01742

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
GILES, RALPH W II AND KARHLEEN L	4740/2164	12/4/2006	520,000
DESMOND, DANIEL R & MARTHA	3481/2035	6/16/2000	435,000
BAKER, PAUL J. & JACQUELINE S.	3249/2522	11/10/1997	350,000
TOUSIGNANT, PAUL T.	2637/1032	10/16/1986	350,000

Land Use

Land Use Code	Land Use Description
1040	TWO FAMILY MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
1.45 AC	RA	200,000	200,000

Construction Detail

Building # 1

STYLE Conventional
Stories: 2 Stories
Occupancy 1
Exterior Wall 1 Vinyl Siding
Roof Structure: Gable/Hip
Roof Cover Asph/F Gls/Cmp
Interior Wall 1 Plastered
Interior Flr 1 Carpet
Heat Fuel Oil
Heat Type: Hot Water
AC Type: None
Total Bedrooms: 05
Total Bthrms: 3
Total Half Baths: 0
Total Rooms: 11

Building Valuation

Living Area: 4,130 square feet
Year Built: 1920
Depreciation: 25%
Building Value: 286,400

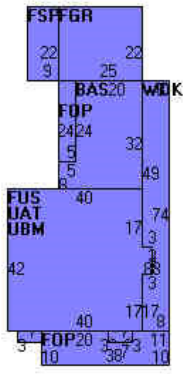
Extra Features

Code	Description	Units	Appraised Value
FPL3	2 STORY CHIM	1 UNITS	3800
FPO	EXTRA FPL OPEN	1 UNITS	800

Outbuildings

Code	Description	Units	Appraised Value
SPL3	GUNITE	575 S.F.	12400
PAV4	PAVING-MED	1 UNITS	1000

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	2426	2426
FGR	Garage, Finished	550	0
FOP	Porch, Open, Finished	479	0
FSP	Porch, Screen, Finished	198	0
FUS	Upper Story, Finished	1704	1704
UAT	Attic, Unfinished	1704	0
UBM	Basement, Unfinished	1704	0
WDK	Deck, Wood	568	0

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No Image

MBLU :	143/ 7/ / / /
Location:	15 EXETER RD
Owner Name:	LESSARD, R VICTOR & KENNETH R
Account Number:	0143 0007 0000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	182,300	182,300
Xtra Bldg Features	1,400	1,400
Outbuildings	182,300	182,300
Land	299,900	299,900
Total:	**665,900**	**665,900**

Owner of Record

LESSARD, R VICTOR & KENNETH R
100 TIMBER SWAMP RD
HAMPTON, NH 03842

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LESSARD, R VICTOR & KENNETH R	3246/1076	10/24/1997	116,700
LESSARD,KEN & VIC/SICARD PAUL	3160/1174	6/13/1996	0
P.L.S. DEVELOPMENT COMPANY	2697/2383	8/7/1987	0

Land Use

Land Use Code	Land Use Description
1010	SINGLE FAM MDL-01

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
19.67 AC	RA/I	299,900	299,900

Construction Detail

Building # 1

STYLE Modern/Contemp	**Stories:** 1 1/2 Stories	**Occupancy** 1
Exterior Wall 1 Vinyl Siding	**Roof Structure:** Gable/Hip	**Roof Cover** Asph/F Gls/Cmp
Interior Wall 1 Drywall/Sheet	**Interior Flr 1** Carpet	**Heat Fuel** Gas
Heat Type: Hot Water	**AC Type:** None	**Total Bedrooms:** 03
Total Bthrms: 2	**Total Half Baths:** 0	**Total Rooms:** 5

Building Valuation

Living Area: 1,850 square feet **Year Built**: 2000 **Depreciation**: 5%
Building Value: 182,300

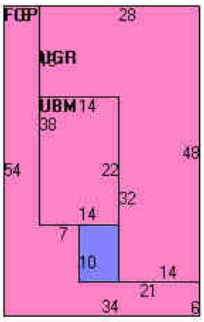
Extra Features

Code	Description	Units	Appraised Value
FLU1	FLUE-STOVE	1 UNITS	1400

Outbuildings

Code	Description	Units	Appraised Value
MW1	MINI-WARE-LC	6000 S.F.	88200
MW1	MINI-WARE-LC	6000 S.F.	88200
SHD1	SHED FRAME	80 S.F.	1100
SHP1	WORK SHOP AVE	160 S.F.	1700
DECK	FREE STAND.	288 S.F.	3100

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1274	1274
FOP	Porch, Open, Finished	562	0
FUS	Upper Story, Finished	576	576
UBM	Basement, Unfinished	308	0
UGR	Garage, Under	896	0

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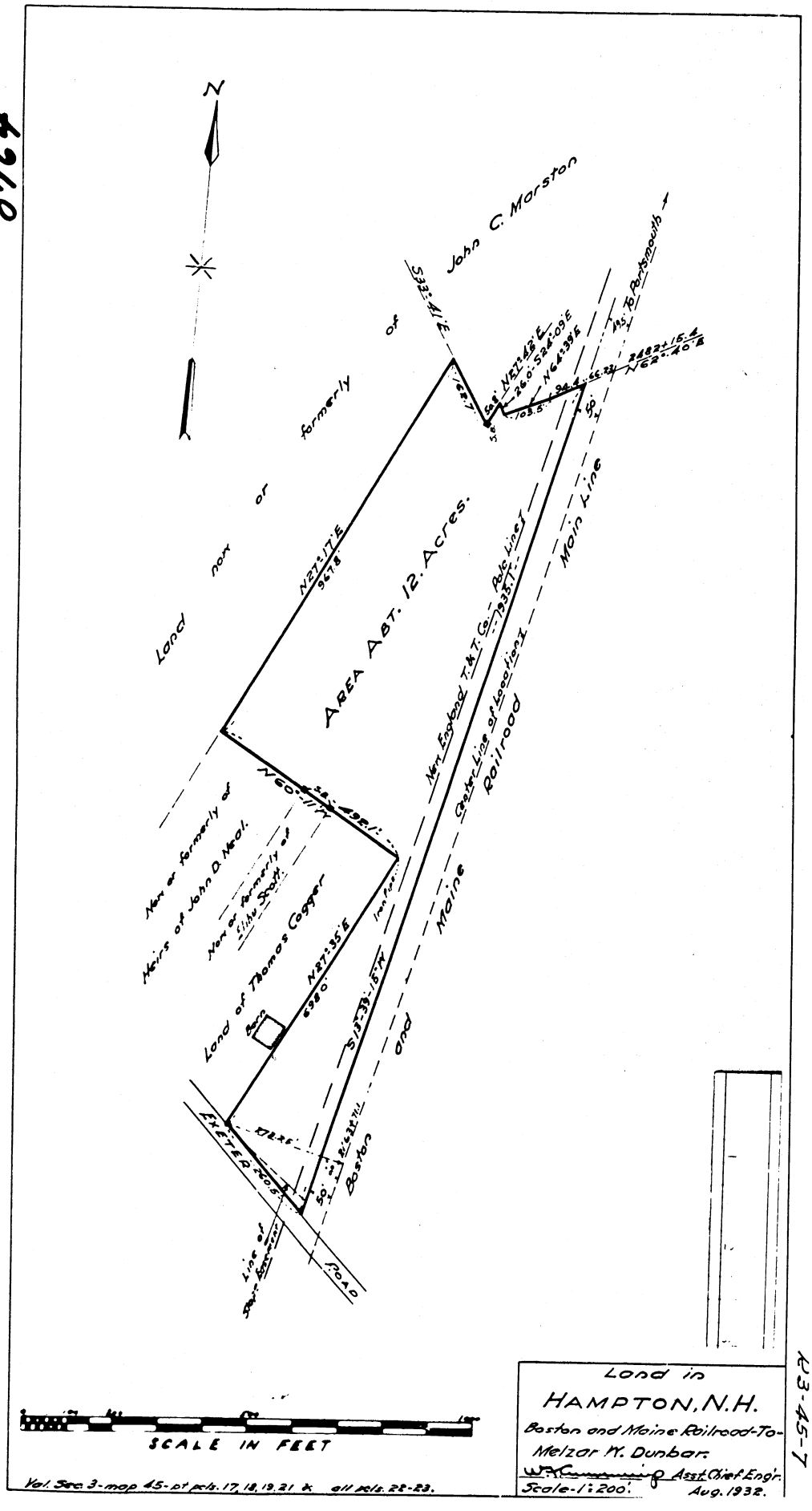

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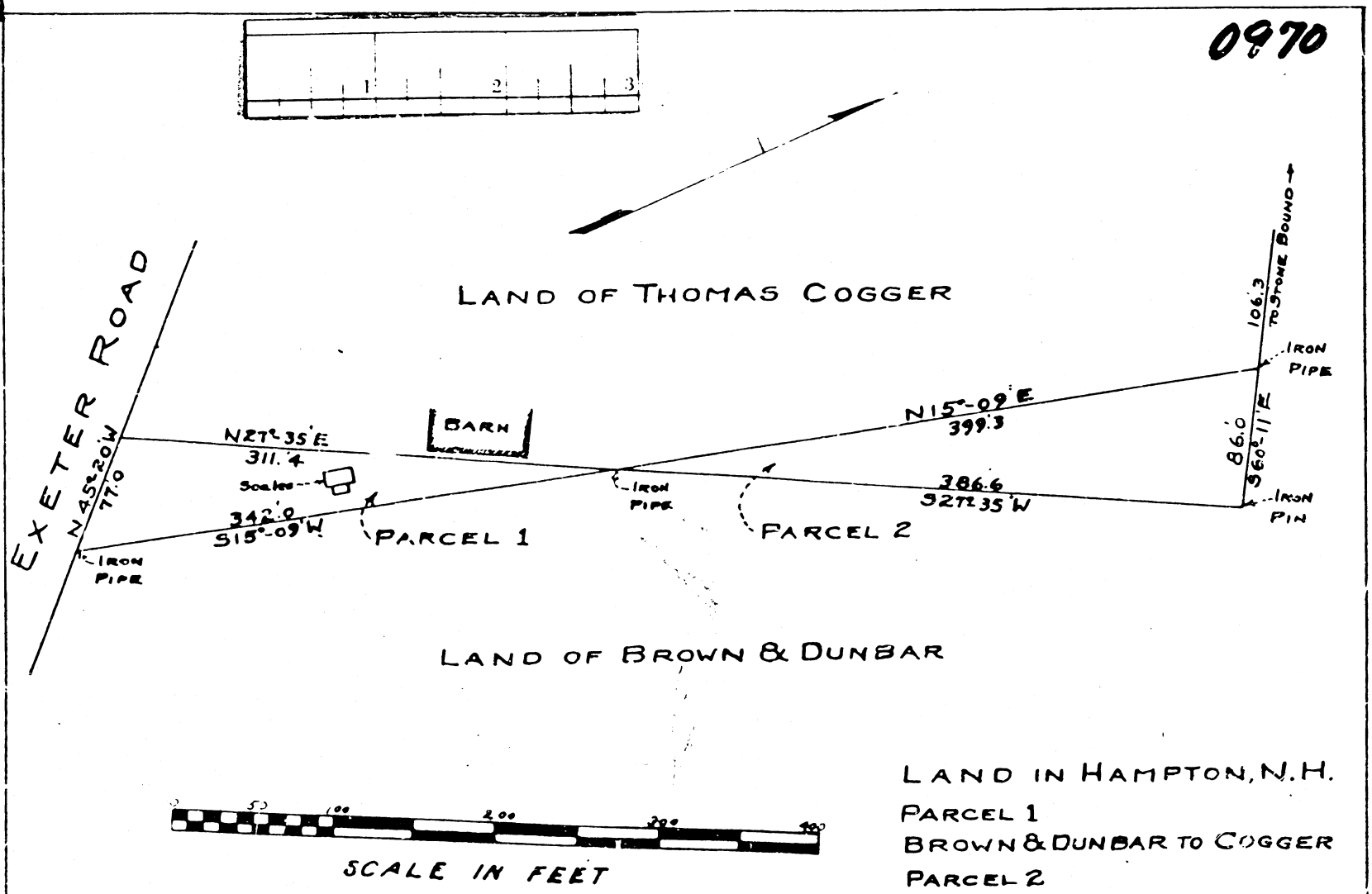

LAND IN HAMPTON, N.H.

PARCEL 1
BROWN & DUNBAR TO COGGER

PARCEL 2
COGGER TO BROWN & DUNBAR

SCALE:- 1 IN. = 80 FT. NOV. 1937

JOHN W. DURGIN
CIVIL ENGINEER

FILE No. 2024

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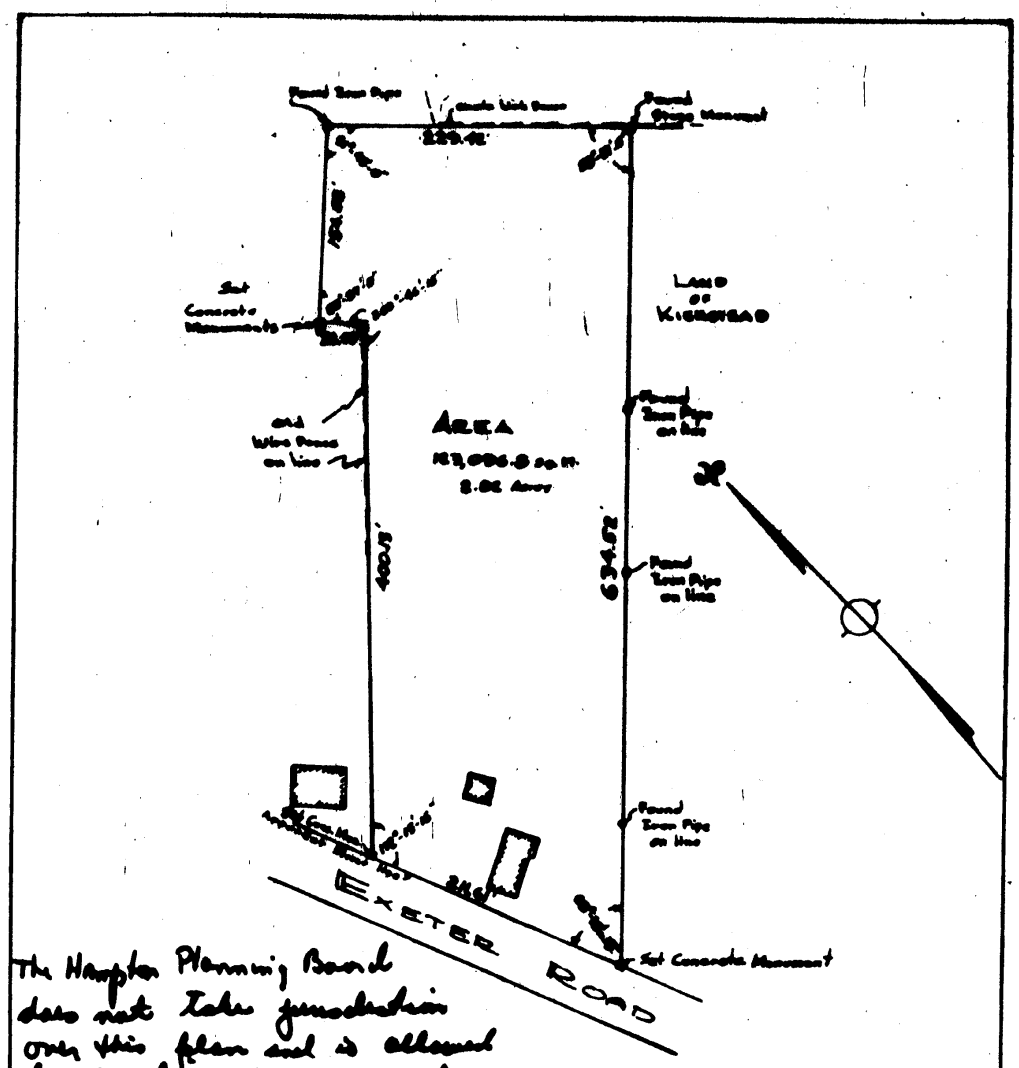
2024 034



The Hampton Planning Board does not take jurisdiction over this plan and is allowed for recording purposes only.
M. Cogswell Chairman Hampton Planning Bd.
July 7, 1970

THE STATE OF NEW HAMPSHIRE
PAUL A. [illegible]
No. 1967
REGISTERED PROFESSIONAL ENGINEER

DEGROOTERS ENGINEERING CORP.
119 GRAHAM ST. BIDDEFORD, MAINE

PLAN OF LAND
OF
LELAND R. BRENNAN
IN
HAMPTON NEW HAMPSHIRE

1" = 100'	[illegible]	6/20/70	2570-7-00

MAIL TO Mulherrin

1" = [illegible]

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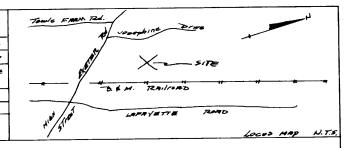
2000 MAR 29 AM 10: 54

0015180

No.	Date	Revisions Description	By
1.	8-5-99	Proposed House	E. COTE
2.	9-25-99	Proposed Storage Units	E. COTE
3.	11-8-99	Tilley Revision changes & notes	E. COTE
4.	11-11-99	Town wetland Comp. to Property	E. COTE
5.	12-7-99	T. Comp. comments & Planning Bd.	E. COTE
6.	12-16-99	Comp. Hampton Property Survey Sheet 1 of 2 Abney House Prop. Lines	E. COTE



N/F RUTH A. PETERSEN MAP 125 LOT 31

N/F WALTER & JANE BRAMBLE MAP 125 LOT 25

N/F DONALD & JUNE SAGUE MAP 125 LOT 18

N/F ARMAND & GAIL DENUZZIA MAP 125 LOT 12

N/F DAVID & MARION DRUMMOND MAP 125 LOT 8

N/F TOWN OF HAMPTON

ZONE RA / ZONE I

MATCH LINE

30th BC T&B LINE N31°-09-33"E

N22°-02-00E 54.81

150.12 N 35°-28-10E

117.46 N37°-49-16"E

MAP 143 LOT 7&8 SEE NOTE 3

SANITARY SEWER EASEMENT

S 29°-24-00W 1695.44

G.T.I. RAIL DIVISION

DETAIL

N 29°-24-10"E 360.43

N 29°-24-10"E

S 29°-24-00W 871.38

MAP 143 LOT 37

MAP 143 LOT 39

MAP 143 LOT 40

MAP 143 LOT 41

N 29°-24-10"E 337.76

S 29°-24-00W 1288.70

LEGEND:
- ⊡ 3 : 3 Trac Bound Found.
- ● I.P. : I.P. Found
- ⊕ Hyd. : Exist. Hydrant
- ☼ : Exist. Pole with Light
- Proposed 48mm Link Fence

N/F WILLIAM K. & ELIZABETH WEINHOLD MAP 125 LOT 41

N/F PATRICIA M. BEATRICE MAP 125 LOT 37

N/F RUTH A. PETERSEN MAP 125 LOT 31

N/F WALTER & JANE BRAMBLE MAP 125 LOT 25

N/F GEORGIA L. WOODWORTH MAP 143 LOT 5

N/F PAUL T. TOUSIGNANT MAP 143 LOT 6

N/F TOWN OF HAMPTON

N35°-54-58"E 1411 TIE

N 35°-28-10"E 1338.70

N 29°-24-10"E 360.43

ZONE RA / ZONE I

MAP 143 LOT 7&8 SEE NOTE 3

ENTRANCE & HYDRANT DETAIL NOT TO SCALE

EXIST. HYDRANT

BOARD

FENCE

GRANITE CURB

LOAM & SEED

PAVED DRIVE

TO INTERSTATE 95

Proposed 30'x80' Bristiff structure Raise

N30°-56-08"E 78.24

Green Area Easement

Proposed Chain Link Fence & 28' GATE

28' Paved DRIVE

See Hydrant Detail This Sheet

EXETER ROAD

Proposed 28'x48' House

Paved Area

MINI STORAGE UNITS

6' HIGH Chain Link Fence for trash enclosure

Proposed Chain Link Fence & 28' GATE

Paved Area

MINI STORAGE UNITS

Paved Area

Tree Line

End of Tree Line

Window Drain Easement

Sanitary Sewer Easement 25' WIDE

S 29°-24-00W 1695.44

18" Drain

Zone RA / Zone I

N 29°-24-10"E 337.76

S 29°-24-00W 1288.70

MATCH LINE

OWNER OF RECORD
ROBERT V. LESSARD & KENNETH LESSARD
100 TIMBER SWAMP ROAD
HAMPTON, N.H. 03842
MAP 143 LOT 7&8 combined into one LOT 7.
UPLAND 18.27 ACRES
WETLAND 1.4 ACRES
19.67 TOTAL AREA

PLAN OF LAND
FOR
KENNETH & R. VICTOR LESSARD
EXETER ROAD
HAMPTON N.H.
SCALE: 1"=50' DECEMBER 1999
OCTOBER 1999
0 50 100 150 FEET

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS 926-6878
36 RAIN'S LANE HAMPTON, N.H. 03842
SHEET 1 OF 2 Plan No. 4.21.9954

NOTE:
1. Property "Boundary Survey from plan Titled Subdivision of Land for T.L.S. Development Company Jan. 19, 1988.
2. Existing 30' Sanitary Sewer easement Along G.T.I. Rail Division property & 10' Drain Easement Along Exeter Road.
3. Map 143 Lot 7 & 8 are combined into Lot 7 only.
4. Property shown is Located in Zone "I" as shown on Flood Map 330132-0004 B Panel 4 of 9 Dated July 3, 1986.
5. Variances granted on the property Article II Section 2.1.4 & Article III section 3, 3.2.4 relief article III to allow a Trailer within 75ft zone. Aug 19, 1980.
6. Electric Utility will be provided to the 3 Storage Units with the placement of Poles or Lights To be determined By The E.P.H. Electric Co.
7. Sewer & water Also provided To the proposed House.
8. Bench Mark: D.H.W. 4" ⌀ chiseled in Rim Elevation 12.46 @ Josephine Drive 240' southeast of Elm. Drive.
9. 47% of area will be sealed Surface & 11% of area is wetland.

APPROVED BY THE HAMPTON PLANNING BOARD
on 3/29/00 by the
CHAIRMAN _____,
SECRETARY _____,
MEMBERS _____, _____,
_____, _____, _____.

LICENSED LAND SURVEYOR No. 387 ERNEST J. COTE STATE OF NEW HAMPSHIRE
MAY 2, 1999

D-27932 sheet 1 of 2

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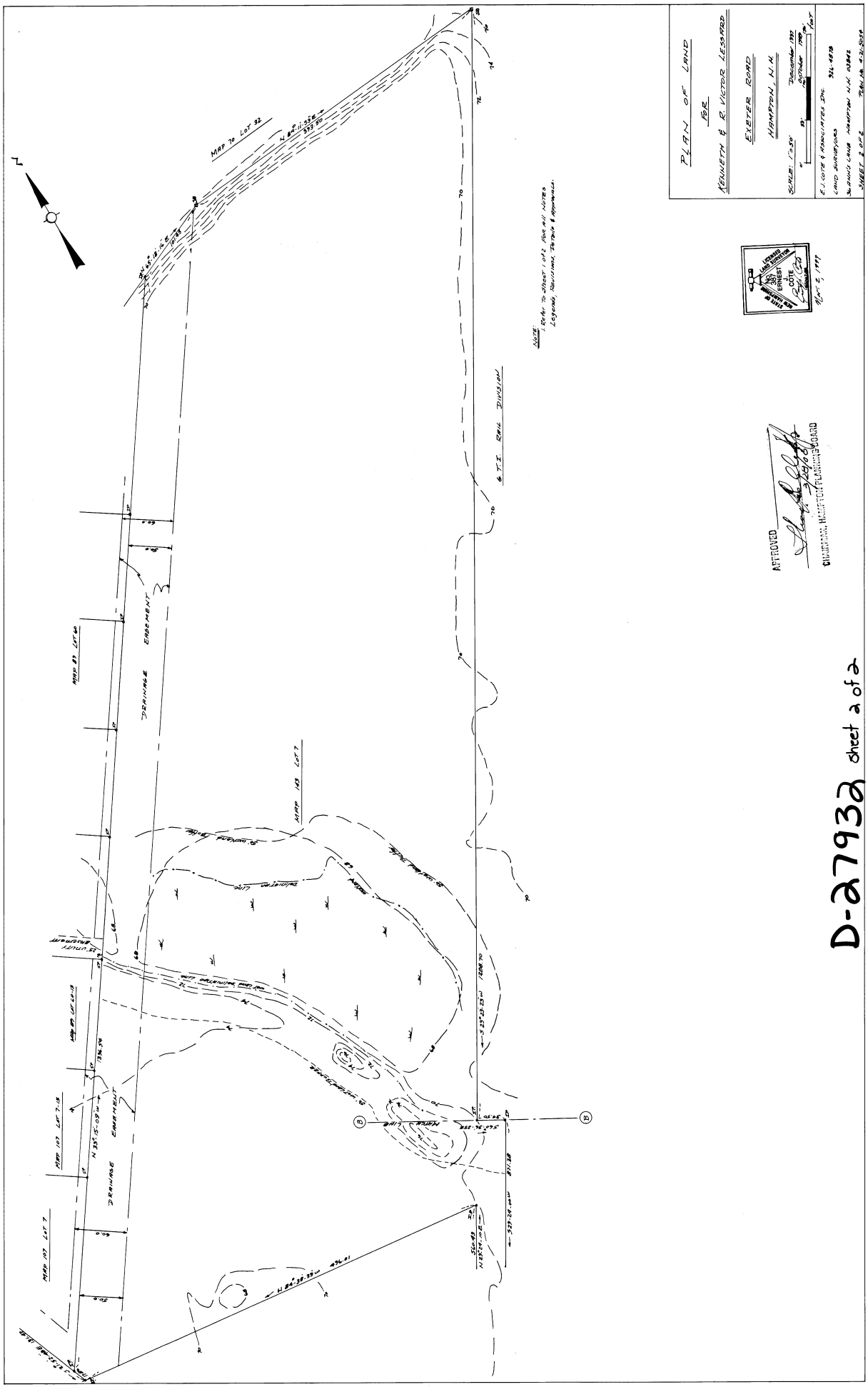

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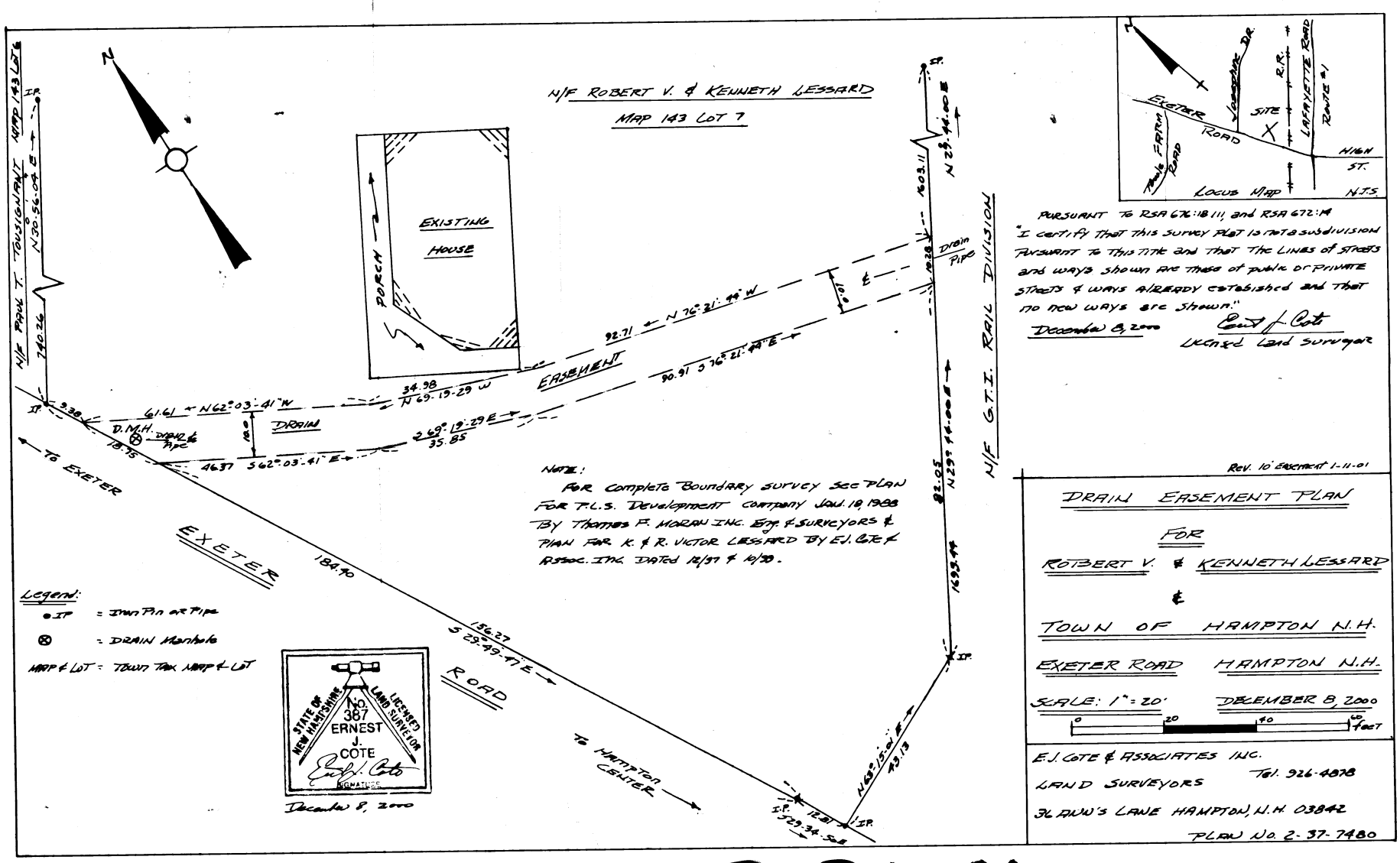
N/F ROBERT V. & KENNETH LESSARD
MAP 143 LOT 7
EXISTING HOUSE
PORCH
EASEMENT
DRAIN
D.M.H.
DRAIN PIPE
N/F G.T.I. RAIL DIVISION
Drain Pipe
EXETER
ROAD
TO EXETER
TO HAMPTON CENTER
N/F PAUL T. TOLMIE MAP 143 LOT 6
Legend:
IP = IRON PIN OR PIPE
DRAIN Manhole
MAP & LOT = TOWN TAX MAP & LOT
NOTE:
FOR Complete Boundary survey see PLAN FOR T.L.S. Development company JAN. 18 1988 BY THOMAS F. MORAN INC. ENG. & SURVEYORS & PLAN FOR K. & R. VICTOR LESSARD BY E.J. COTE & ASSOC. INC. DATED 12/97 & 10/99.
STATE OF NEW HAMPSHIRE
No. 387
ERNEST J. COTE
LICENSED LAND SURVEYOR
SIGNATURE
December 8, 2000
Exeter Road
Lafayette Road
Route #1
High St.
Locus Map N.T.S.
PURSUANT TO RSA 676:18 III, and RSA 672:14
"I certify That this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets & ways already established and that no new ways are shown."
December 8, 2000
Licensed Land Surveyor
Rev. 10' Easement 1-11-01
DRAIN EASEMENT PLAN
FOR
ROBERT V. & KENNETH LESSARD
&
TOWN OF HAMPTON N.H.
EXETER ROAD HAMPTON N.H.
SCALE: 1" = 20' DECEMBER 8, 2000
0 20 40 60 Feet
E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-4878
36 AWN'S LANE HAMPTON, N.H. 03842
PLAN No. 2-37-7480

B-31006

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